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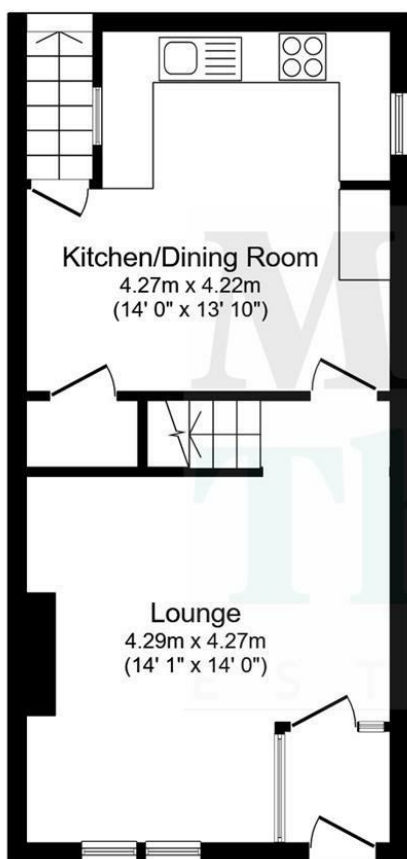
Manor Houses, Meltham Holmfirth,

Offers over £200,000

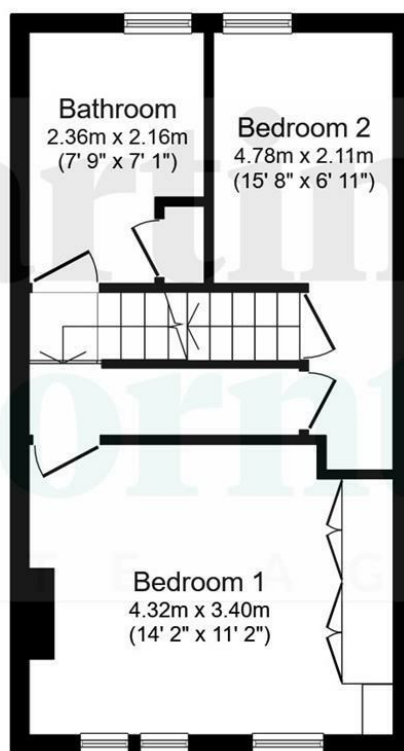
Positioned on the edge of this popular village enjoying a south facing garden in a secluded location and close to the Memorial Park and Meltham Pleasure Grounds, this stone built period home offers two double bedrooms with a useful additional attic room and a good sized dining kitchen and has the advantage of no onward chain. The property is close to local amenities, parks, golf course and reservoirs. An early inspection is advised to appreciate the position and the characterful accommodation on offer. The accommodation comprises an entrance vestibule, living room with Yorkshire range and rear dining kitchen on the ground floor. On the first floor are two double bedrooms and a house bathroom. There is a large attic room perfect for a home office/playroom/informal bedroom. There is a gas-fired central heating system and sealed unit double glazing. Externally, there is a south facing garden with seating area, wildflower garden and large shed.

Manor Houses, Meltham Holmfirth,

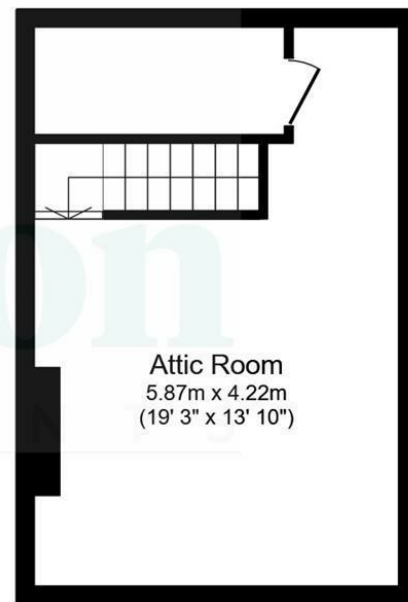
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 103.5 sq.m. (1,114 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Manor Houses, Meltham Holmfirth,

Details



Entrance Vestibule

A superb hardwood timber door with opaque glazed panels and a semicircular over-light gives access to the entrance vestibule. The vestibule is timber with decorative glazing and provides useful storage for coats and shoes with additional high level storage. A timber and glazed door gives access to the living room.

Living Room



This reception room is positioned at the front of the property and enjoys a south facing aspect over the garden. The room is spacious and characterful with a high ceiling, picture rail and coving. There is lighting to the alcoves and the centrepiece of the room is a Yorkshire range with an open fire, tiled hearth and slate surround. There is plenty of space for a good amount of furniture along with a radiator and an archway leading to an inner lobby area where the exposed stone staircase rises to the first floor accommodation. A panelled door leads into the rear dining kitchen.

Dining Kitchen



This room has been extended from its original design and creates a large L-shaped sociable eating and entertaining space. The kitchen area has wall cupboards and base units, working surface with matching upstand and a stainless steel sink. Integrated appliances include a four-ring Samsung gas hob and oven. There is plumbing for an automatic washer and space for further freestanding appliances. The kitchen area is particularly light and bright with a large Velux style window in the angled roofline. The room can accommodate a good sized formal dining suite and has oak flooring. Of particular note are the ceiling timbers and beams and a creel. There is an external timber and glazed door along with a radiator and a useful under stairs storage cupboard with shelving.

First Floor Landing

The stone staircase rises to the first floor accommodation.



Bedroom One



This spacious double bedroom is positioned at the front of the property and enjoys a southerly aspect. There is a built-in quadruple wardrobe with shelving to the side along with two hardwood sealed unit double glazed windows. The room can easily accommodate a good amount of further fitted or freestanding furniture and has two radiators.

Bedroom Two



This double bedroom is positioned at the rear of the property and has oak style laminate flooring. There is built-in high level storage cupboard along with a rear uPVC window and a radiator. The room can accommodate further furniture and a door gives access to the attic room.

Bathroom



The good sized bathroom has a three-piece suite comprising a timber panelled bath with a shower attachment from the mixer tap, a pedestal wash hand basin with tiled splashback and a low-level WC. There is a cupboard that houses the condensing boiler for the gas fired central heating. There is a further storage cupboard along with a rear sealed unit double glazed window and a radiator.

Attic Room



A staircase from bedroom two gives access to the attic room. This fabulous open plan space has a high ceiling with feature beams and a Velux style window to the front elevation. This multipurpose space could be used as a home office/study, games room or an informal bedroom. There is further useful storage within the under drawing and a radiator.

Manor Houses, Meltham Holmfirth,

Details



External Details

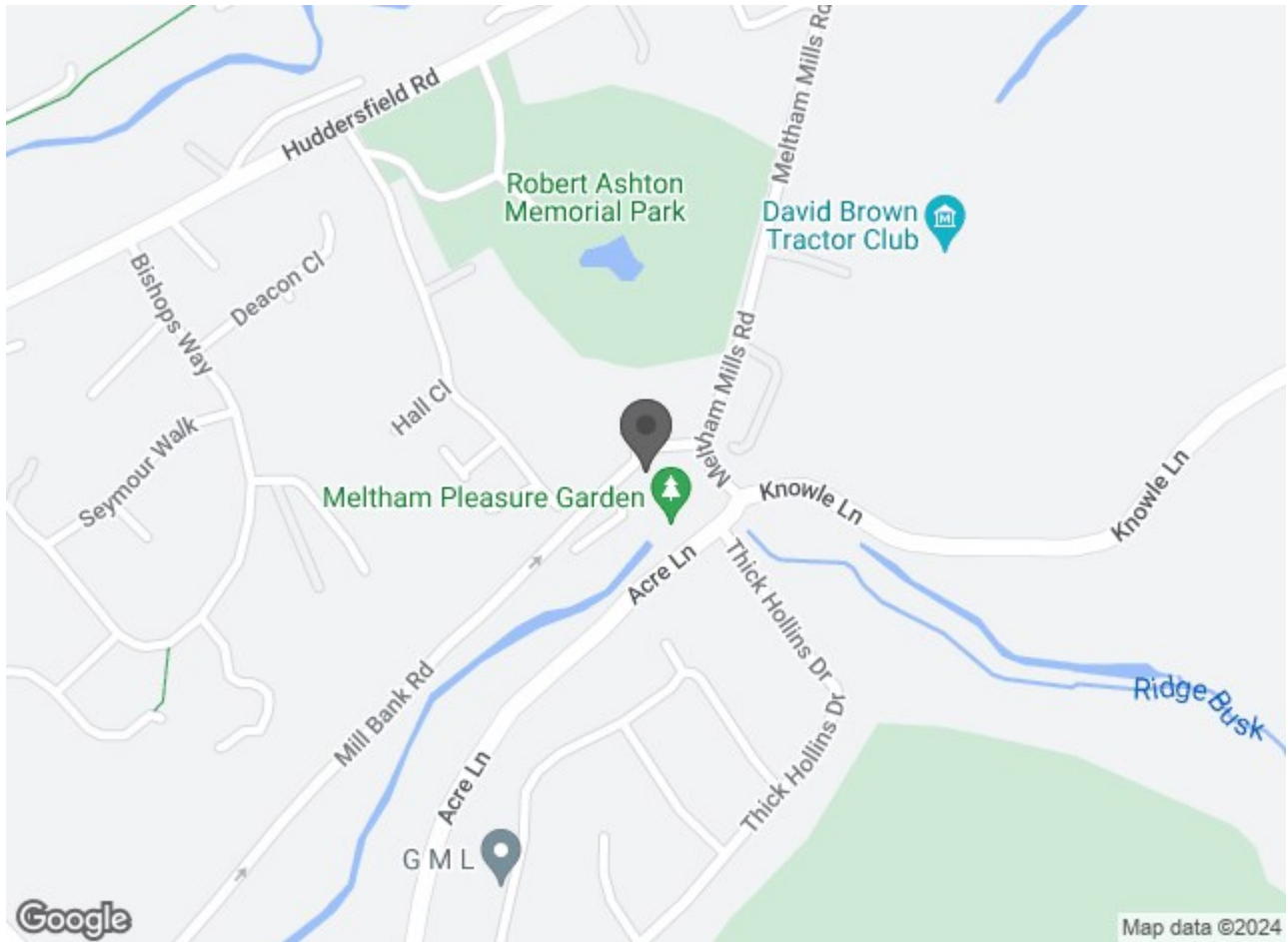


Enjoying a south facing aspect with a view across the garden and the adjoining Meltham Pleasure Grounds, the property is accessed via a pathway running in front of the neighbouring houses. The garden is accessed via a wrought iron entrance gate and at the bottom of the garden is a useful storage shed with adjoining decking. There is a wildflower garden and an adjoining area ideal for vegetable beds.

Tenure

The vendor has informed us that they believe the property is Freehold.

Manor Houses, Meltham Holmfirth, Directions



Manor Houses, Meltham Holmfirth,

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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